

NORTH BAY REDEVELOPMENT  
PROJECT AREA COMMITTEE  
Special Meeting

Amended Minutes of Meeting  
February 8, 2006

The meeting was called to order at 7:40 AM by Chair Joe Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Alexander, Branch (teleconference), Briggs, Clifford, Cole, Coker, Doyle, Dugas, Durgan, Kalla, Kanters, Knapp, Mannino, Munster, Pursel, Rhodes, Sands, Seman, Simpson, Stegner, and Valentine.

2. MINUTES OF PREVIOUS MEETINGS

The PAC was given time to review the minutes.

Motion: Bill Munster moved, Sands seconded, to approve the December 7, 2005 PAC minutes as presented. Vote: **The PAC voted 17-0-3 to approve the minutes**

3. COMMUNICATIONS AND PUBLIC COMMENT

- A. Mr. Rhodes publicly apologized to staff member Jim Davies on comments he made to him at the previous staff meeting. Mr. Rhodes stated that Mr. Davies has always been very helpful.

Mr. Kanters brought to people's attention that the CA Form 700's are due in April. He mentioned that the CA Form 700's can be downloaded from the State website.

Mr. Bob Conley expressed interested in being appointed to the North Bay PAC as a business/property owner at large. He was recently on the ballot but was out of town during the election.

B. Update from City Staff

- The North Bay PAC Election was ratified on January 24, 2006. Those members that were recently elected or re-elected have thirty days from the PAC election ratification to submit their CA Form 700's to the City Clerk's Office
- CA Form 700's are due in April for all PAC members. If you have not received your forms, please contact Clarissa Santiago in the City Clerk's Office.
- Staff has received two resignations from PAC Members. Andrea Oates and John Scarbrough have submitted their resignations.
- Staff announced the two vacancies left by the two resignations that include a residential tenant seat and the Uptown Business/Property Owner seat.

4. NEW BUSINESS

- A- Annual Election of PAC Officers - The following PAC members were elected to hold office:

Joe Mannino, Chair (elected 20-0-0, unopposed)

Chris Clifford, Vice-Chair (elected 20-0-0, unopposed)

Judith Coker, Secretary (elected 20-0-0, unopposed)

Judith Coker was nominated for Vice-Chair but declined the position.

B- Amendment to the Owner Participation with Constellation Property Group for the construction of the “Stella at Five Points” Housing Project (Wayne Hahn) - This item was intended to be an action item but due to ongoing negotiations between the applicant and the Agency, the project was changed to an informational item only. Constellation Properties gave a brief update on the status of their project. They have redesigned the site plan to change the egress/ingress of the underground parking garage. The redesigned project reduced the unit count and increased the financial cost of the project. The project will return to the March meeting as an action item.

C- Affordable Housing Collaborative (NOFA) Funds Presentation – (M. St. Bernard) Agency staff provided an update on the Affordable Housing Collaborative. The presentation gave an overview of what is affordable housing, who needs affordable housing, and the status of the adopted NOFA program to date. Currently the NOFA program has received more requests for funding than funds available. Agency staff is seeking input on the concept of “pooling” low and moderate income housing funds and any recommendation regarding the priorities for expenditure of the low and moderate (20%) income housing funds. Discussion ensued. Concerns were expressed including questions about the procedures in place to ensure maximum number of projects and distribution of them throughout the City, PAC review and approval of the projects, and what happens to viable projects that are in the PAC’s area. PAC members also requested information on the projects that have been approved, pending Agency action, and currently under review.

During the discussion of the Affordable Housing Collaborative Fund Presentation, Council Member Kevin Faulconer joined the meeting. Mr. Clifford moved to suspend the item, seconded by Rhodes, to allow for Council Member Faulconer to address the group.

**Motion:** John Sands moved, Clifford seconded, to not support pooling of the North Bay low and moderate income housing funds. Motion passed: (16-0-1).

## 5. INFORMATIONAL ITEMS

A - Veteran’s Village of San Diego - (Al Pavich)

An update was provided to the PAC regarding the progress of Veteran’s Village. Mr. Pavich stated VVSD is close to completing Phase I of Veteran’s Village. The opening for Phase I is scheduled for April 2006. They have begun work on the transitional apartments, Phase III, and are currently seeking funds for the project. They have a permanent VA Loan to build the Phase III apartments.

**B - PAC Vacancies – (Lara Gates)**

There are currently a number of vacancies on the North Bay Project Area Committee. The PAC is seeking to fill these vacancies as soon as possible and will be discussing the issue at the March 1, 2006 meeting.

The following is a listing of the vacant seats:

1. Residential Tenant
2. Business/Property Owner – Mission Valley
3. Business/Property Owner - Linda Vista
4. Business/Property Owner – At Large
5. Business/Property Owner – Uptown

Interested parties should contact the Redevelopment Agency for a Candidate Registration form. Vacancies can be appointed by the PAC until the next election.

Due to the length of the meeting, the following items were tabled to the next meeting:

A - Responses to funding worksheet questions.

B - Status Report on Redevelopment Agency Reorganization Work Plan

**6. ADJOURNMENT**

The meeting was adjourned at 9:35 AM

Dated February 8, 2006

Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on \_\_\_\_\_, 2006.

---

Joe Mannino  
Chair

---

Judith Coker  
Secretary